



**Washington County Land Use Authority Meeting
July 14, 2009**

Item #8. CONDITIONAL USE PERMIT. Request permission to install a proposed 100' lattice tower within the RA-1 zone, located near the water tank, on land owned by the Washington County Water Conservancy District, in the Cliff Dweller's subdivision. Atlas Tower, LLC, Tower Owner and WiBlue, Inc./Nathan Foster, applicant

The planner explained that communication towers are conditionally approved within the RA-1 zone. The applicant has submitted the site location plan and a drawing of the tower. The one hundred foot (100') tower meets the height requirement of the ordinance. There is a requirement for colocation and accessory equipment shelters will be reviewed. This application meets the requirement for a "lattice type" tower and there may need to be a "fall" zone created, although, the residences on private property and nearby water tank looks like they are far enough way, with the leased area being 40' x 40' and the tower being centrally located. The hill was too steep to access from the frontage road, so it is accessed from a private drive, owned by the Water Conservancy District and the homeowners.

Commissioner Wilson stated a possible conflict because he, in his capacity as a Water Conservancy District employee, has worked with the applicant for about six (6) months.

Jerome Gourley, representing the applicant, said that the current signal and service in the area are terrible, and interest has been expressed for this additional tower. There was a discussion about the possibility of a fall zone problem, and Mr. Gourley explained that the applicant is flexible on the actual location of the tower, and flexible on the height, if there is a problem. Chairman Stucki said that a letter from the property owners stating that it is all right if the tower falls across their property will need to be obtained and added to the file. The building department will make sure that the location and height meet all requirements.

Motion was made by Commissioner Everett to recommend approval for a Conditional Use Permit to install a proposed 100' lattice tower within the RA-1 zone in the Cliffdweller's subdivision, subject to staff ensuring that there is a letter from the property owners regarding the fall zone as discussed, for a period of one (1) year. Commissioner Ford seconded the motion. Commissioner Wilson abstained. Four (4) commissioners voted Aye. The motion carried.

Inspection Report**WASHINGTON COUNTY BUILDING DEPARTMENT**

197 E. Tabernacle St. George, Utah 84770 (435) 634-5714

Owner	WASHINGTON COUNTY WATER CONSERV.	Contractor	LIBERTY ELECTRIC INC		
Address	860 W 3390 S	Date ordered	6/9/2010	Permit No.	6075
Work Order	Inspection Requested 6/9/2010 AM				

Inspection
ELECTRICAL

ROUGH

Stage
Work Approved

Action

Comments

CFDR-2-TANK; ELECTRICAL WORK OK

Signed: _____
Washington County Building Inspector